

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

JANUARY 19, 2010

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Director

1. Call to Order

T. Mulcahy called the meeting to order at 7:07 p.m.

2. Public Hearing on Supplement 25 – Floodplain District

P. Loranger recommended that on page 5 “FIRM” be spelled out for clarification purposes. Flood Insurance Rate Map.

S. Hadd provided a synopsis of the proposed changes which include, but are not limited to:

- updating the flood plain maps for northern Vermont;
- add specificity to the Regulations;
- new definitions and revised definitions to Section 12.02;
- the amendments will make it easier to facilitate when a property owner is building in the flood plain.

There were no comments or questions from the public.

A **motion** was made by R. Paquette and **seconded** by P. Loranger to close the public hearing. The **motion passed** with a vote of 4 – 0.

3. Action on Supplement 25

A **motion** was made by R. Paquette and **seconded** by P. Loranger to forward Supplement 25 to the Select Board. The **motion passed** with a vote of 4 – 0.

4. Exit 17 Request – David Kelly

David Kelly addressed the Commission to discuss his property located at 2 Jasper Mine Road at Exit 17 which he has owned for 15 years. The property is nine acres of vacant land. When he purchased the property it was zoned Commercial and he purchased it with the intent of developing it in the future noting that the Town was pursuing infrastructure at the time. He commented that when the GD4 District was initiated with good intentions but he does believe that overtime the GD4 District has changed and that zoning district is probably not the best for the area unless there are amendments made.

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D. Kelly specifically explained to the Commission his concern for a denied request to use the property for an outside retail establishment (sheds and gazebos). The use was denied by the Zoning Administrator and the Development Review Board. He stated that at this point he has no options for any possible level of development on his parcel due to the lack of infrastructure and current zoning and urged the Commission to explore the possibility of rezoning the area or making amendments to the GD4 District.

The Commission and S. Hadd discussed the GD4 District at Exit 17 and agreed that there are possibly areas that need to be addressed. Is GD4 zoning appropriate for Exit 17 noting that the State of Vermont only allows for one growth center and Severance Corners has received that designation for Colchester. Members of the Commission urged Mr. Kelly to continue the dialogue with the Director and the Commission and other property owners at Exit 17 and provide specific uses that he would like to see allowed for his property.

David Kelly explained that his intent was not to solve the problem at this meeting. He would like the conversation to start “bubbling” at the Planning Commission level and to make the town aware that it is quite possible that the present zoning for the area is not appropriate. D. Kelly said he has problems with the rules as they are written for GD4. He asked what does it mean to “limit commercial uses” in a GD4 District. Retail is allowed but a retail product that is displayed outside is not allowed. D. Kelly said he does believe that he had more options when he purchased the property 15 years ago and the property was zoned Commercial.

S. Hadd and the Commission urged Mr. Kelly to provide them with a list of uses that he is really interested in seeing at the Exit 17 area so the Commission and Staff can explore if the GD4 District needs to be amended or if another zone is more compatible to what Exit 17 looks like. T. Mulcahy commented that possibly the Business District should be explored as it might work better for the area.

D. Kelly thanked the Commission and S. Hadd for listening to his concerns for issues associated with possible development at Exit 17.

3. Minutes of January 5, 2010

A **motion** was made by R. Paquette and **seconded** by P. Loranger to approve the minutes of January 5, 2010. The **motion passed** with a vote of 4 – 0.

4. Review Future Agendas

S. Hadd and the Commission reviewed the agenda items for the February 2nd and February 16th meetings.

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5. Packet Information

The Commission reviewed and discussed a memorandum to the Select Board and Planning Commission from Kimberly Murray the Community and Economic Development Director dated January 7, 2010 regarding the draft vision for a five year strategic economic development plan on behalf of the Community and Economic Development Advisory Council (CEDAC).

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:20 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 2nd day of February 2010

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_____	Planning Commission